



## **Request for City Council Committee Action From the Department of Public Works**

**Date:** September 25, 2012

**To:** Honorable Sandra Colvin Roy, Chair, Transportation and Public Works Committee

**Subject:** **Public Sidewalk Repair and Construction: Assessment Public Hearing**

**Recommendation:**

A. Passage of a Resolution adopting the assessments in the total amount of \$1,115,215.19, levying the assessments, adopting the assessment rolls and directing the City Clerk to transmit certified copies of the assessment rolls to the Hennepin County Auditor.

This Resolution may be authorized for summary publication.

**Previous Directives:** None

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Dan Bauer, Supervisor, Sidewalk Inspections

**Approved:** \_\_\_\_\_  
Steven A. Kotke, P.E., City Engineer, Director of Public Works

**Presenters:** Dan Bauer, Supervisor, Sidewalk Inspections

**Reviews:**

Permanent Review Committee (PRC)	Approval: Not applicable
Policy Review Group (PRG)	Approval: Not applicable

**Financial Impact:**  
Special Assessment against benefited properties

**Community Impact**

**Neighborhood Notification** Public hearing notices sent out.

**City Goals:** The city's infrastructure will be well-maintained.

**Comprehensive Plan:** Consistent

**Zoning Code:** Not Applicable

## **Background/Supporting Information:**

In August, 2010, City Council approved an Administrative Hearing Process for both Sidewalk Repair and Sidewalk Snow Removal assessments. The new process enables Sidewalks to work directly with the property owner to set a hearing date and time with the Administrative Hearing officer.

An assessment letter was sent instructing the property owner to contact Public Works Sidewalk Inspections in writing if they had an issue with their assessment. Nine letters were received. Sidewalk Inspections then contacted the property owners to discuss their concerns regarding the pending assessment. This allowed Sidewalk Inspections and the property owner to agree upon resolution in many of the cases, eliminating the need to proceed further. In August, 2012 the property owners that responded to the hearing notice from Sidewalk Inspections had their issues resolved and there was no need for any Administrative Hearings or to proceed further.

### Sidewalk Assessments to be Levied

The properties on the list to be assessed had sidewalk repair and construction work done during 2011 by the City's sidewalk contractors.

The amount to be assessed as special assessment principal is the cost of the work plus the sidewalk overhead charge. The sidewalk overhead charge is 10% of the cost of the work with a cap of \$50. The total principal amount of the proposed assessments on the list of properties is \$1,115,215.19. Assessments of more than \$1500 would be collected over 10 years beginning on the 2013 real estate tax statements with interest. Assessments of more than \$150 up to \$1500 would be collected over 5 years beginning on the 2013 real estate tax statements with interest. The interest rate will be determined by the assessment bond sale. Assessments of \$150 or less would be collected in their entirety on the 2013 real estate tax statements with interest.

The amount of assessments proposed to be collected over 1, 5 and 10 years are:

1 year	\$ 18,046.50
5 years	\$844,274.00
10 years	\$252,894.69

Information was provided to property owners/taxpayers, as to how persons may prepay the assessments in full without interest charges if they so choose.

The Minneapolis City Council has passed Resolutions whereby a deferment of special assessment may be obtained by showing hardship for any homestead property owned by a person 65 years of age or older or retired by virtue of a permanent and total disability.

Notice translations were included with each mailing to accommodate non-English speaking residents and provided them with a phone number for a translator they could call for more information.

Attachment 1: Sidewalk Assessment List